002.A	0004	0001.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	548,100	/	548,100
USE VALUE:	548,100	/	548,100
ASSESSED:	548,100	/	548,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANE KEITH J
Owner 2:	
Owner 3:	
Street 1:	184 SEAPIT RD
Street 2:	
Twn/City:	EAST FALMOUTH
St/Prov:	MA Cntry: Own Occ: N
Postal:	02536 Type:

PREVIOUS OWNER

Owner 1:	EISNER BENJAMIN -
Owner 2:	EISNER JESSICA B -
Street 1:	78 THORNDIKE ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Wood Shingle Exterior and 1002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	548,100			548,100
Total Card	0.000	548,100			548,100
Total Parcel	0.000	548,100			548,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.01 | /Parcel: 547.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271053
GIS Ref:
GIS Ref:
Insp Date: 05/09/18

PREVIOUS ASSESSMENT

Parcel ID: 002.A-0004-0001.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	548,100	0	.		548,100		Year end	12/23/2021
2021	102	FV	532,600	0	.		532,600		Year End Roll	12/10/2020
2020	102	FV	524,900	0	.		524,900	524,900	Year End Roll	12/18/2019
2019	102	FV	543,600	0	.		543,600	543,600	Year End Roll	1/3/2019
2018	102	FV	481,500	0	.		481,500	481,500	Year End Roll	12/20/2017
2017	102	FV	439,500	0	.		439,500	439,500	Year End Roll	1/3/2017
2016	102	FV	439,500	0	.		439,500	439,500	Year End	1/4/2016
2015	102	FV	400,100	0	.		400,100	400,100	Year End Roll	12/11/2014

!15142!

PRINT

Date	Time
12/30/21	20:14:49

LAST REV

Date	Time
09/10/21	08:56:52
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15142

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EISNER BENJAMIN	127-58		8/21/2013		455,000	No	No		
EISNER BENJAMIN	110-107		12/22/2009	Family	99	No	No		
BOKSANSKI ELIZA	105-51		8/14/2008		430,000	No	No		
BURKE PAUL M JR	87-64		3/18/2005		435,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2021	USPS	JO	Jenny O
5/9/2018	Measured	DGM	D Mann
3/1/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7707													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	44.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	407.633
Other Features:	66353
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574509
Depreciation:	26427
Depreciated Total:	548081

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	493.24
Special Features:	0	Val/Su Net:	547.01
Final Total:	548100	Val/Su SzAd	547.01

SKETCH

UnSketched SubAreas:
GLA: 1002,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,002	407.630	408,448

Net Sketched Area:	1,002			Total:	408,448
Size Ad	1002	Gross Area	1002	FinArea	1002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.A-0004-0001.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	102						

More:	N	Total Yard Items:		Total Special Featues:		Total:	